

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, FEBRUARY 27, 2018

**PUBLIC HEARING: 1:30 P.M.
HOMELAND SECURITY CONFERENCE ROOM
(CITY HALL - 8E10)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON FEBRUARY 27, 2018 IN THE HOMELAND SECURITY CONFERENCE ROOM (CITY HALL - 8E10) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 020/18 – Request by Primmoz Abs, LLC for a zoning change from an HMC-1 Historic Marigny/Tremé/Bywater Commercial District to an HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District, on Square 14, Lot 7-A, in the Third Municipal District, bounded by Franklin Avenue, Decatur Street, Chartres Street, and Spain Street. The municipal addresses are 500-522 Franklin Avenue. (PD 7) **(Rescheduled from the February 6, 2018 meeting at the request of the applicant.)**

ZONING DOCKET 025/18 – Request by City Council Motion No. M-17-628 for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 270, Lots 21, D, and 229, in the Third Municipal District, bounded by Frenchmen Street, Burgundy Street, North Rampart Street, and Touro Street. The municipal addresses are 912-920 Frenchmen Street. (PD 7) **(Rescheduled from the February 6, 2018 meeting because the Neighborhood Participation Program had not been completed prior to that meeting.)**

ZONING DOCKET 026/18 – Request by City Council Motion No. M-17-629 for a zoning change from an S-RS Single-Family Residential District to a C-1 General Commercial District, Lots H and K, in the Third Municipal District, generally bounded by Chef Menteur Highway, Old Spanish Trail, Dreux Avenue, Papania Drive, Nottingham Drive, and Prentiss Avenue. The municipal address is 11033 Chef Menteur Highway. (PD 9) **(Rescheduled from the February 6, 2018 meeting because the Neighborhood Participation Program had not been completed prior to that meeting.)**

ZONING DOCKET 027/18 – Request by Fathom 4, LLC, et al. for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 43, Lot X1, in the Fourth Municipal District, bounded by Saint Thomas Street, Josephine Street, Rousseau Street, and Jackson Avenue. The municipal address is 2100 Saint Thomas Street. (PD 2)

ZONING DOCKET 028/18 – Request by Wade T. Verges for a conditional use to permit retail sales of packaged alcoholic beverage in a C-3 Heavy Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction

Overlay District, and a CT Corridor Transformation Design Overlay District, on Section 23, Lakratt Tract, Lot 3D-3B-1, in the Third Municipal District, bounded by Lake Forest Boulevard, Bundy Road, Interstate 10, and Plaza Drive. The municipal address is 9301 Lake Forest Boulevard, Suite 109. (PD 9)

ZONING DOCKET 029/18 – Request by 4734 Magazine St., LLC for a conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, on Square 199, Lot B, in the Sixth Municipal District, bounded by Magazine Street, Bordeaux Street, Valence Street, and Constance Street. The municipal addresses are 4734-4738 Magazine Street and 841 Bordeaux Street. (PD 3)

ZONING DOCKET 030/18 – Request by Morning Star Rising, Inc. for a conditional use to permit a parking lot in an HU-RD2 Historic Urban Two-Family Residential District providing off-street parking for a nonresidential use within 300 feet of the lot, on Square 674, Lot 6, in the Sixth Municipal District, bounded by Cadiz, Willow, and Upperline Streets and South Claiborne Avenue. The municipal addresses are 2916-2618 Cadiz Street. (PD 3)

ZONING DOCKET 031/18 – Request by PMAT Algiers Plaza, LLC for an amendment to Ordinance No. 25,516 MCS (Zoning Docket 052/13, which amended an earlier conditional use ordinance to allow additional signage for a commercial development) to modify waiver #2. The existing waiver #2 allows for two (2) detached monument signs per street frontage and a maximum of six (6) detached monument signs in total. The applicant requests that waiver #2 now be modified to permit three (3) detached monument signs per street frontage and a maximum of seven (7) detached monument signs in total. The subject property is Square H-D, Lot 1, in the Fifth Municipal District, bounded by General De Gaulle and Holiday Drives, MacArthur Boulevard, and Rue Parc Fontaine. The municipal addresses are 4100-4150 General De Gaulle Drive and 3008, 3010, and 3018-3066 Holiday Drive. (PD 12)

ZONING DOCKET 032/18 – Request by City Council Motion No. M-17-620 for a zoning change from an HU-RM2 Historic Urban Multi-Family Residential District and a C-1 General Commercial District to an MU-2 High Intensity Mixed-Use District, on Square 289, Lots 5, R-8, R-9, R-10, 8, R-11, R-13, R-14, R-15, R-16, X, 8, and F, in the First Municipal District, bounded by South Rampart Street, Clio Street, South Saratoga Street, and Erato Street. The municipal addresses are 1201-1219 South Rampart Street and 1210-1218 South Saratoga Street. (PD 2)

ZONING DOCKET 033/18 – Request by Richard H. Smothers for a conditional use to permit the retail sales of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 238, Lot 14, in the Second Municipal District, bounded by Orleans Avenue, North Roman Street, North Prieur Street, and Saint Ann Street. The municipal address is 1921 Orleans Avenue. (PD 4)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

February 7, February 14, and February 21, 2018

Robert Rivers, Executive Director

RDR/skk